

# Unincorporated County

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kitsap2035  
*Growing for a Better Tomorrow*



Kitsap County  
Unincorporated Rural Capacity (Residential)  
January 27, 2014

**INTERNAL DRAFT**

	Acres	Sum of NEW UNITS
<b>FOREST RESOURCE LANDS (1 DU/40 AC)</b>	<b>3157.04</b>	<b>0</b>
CURRENT USE/COMMON AREA	550.31	0
EXEMPT	1620.84	0
PARKS/INSTITUTIONAL	946.70	0
UTILITIES/TRANSPORTATION	39.18	0
<b>RURAL PROTECTION (1 DU/10 AC)</b>	<b>28153.45</b>	<b>1784</b>
CURRENT USE/COMMON AREA	3883.01	0
DEVELOPED	14723.41	0
EXEMPT	881.32	0
FISHING/MINING	355.08	0
GOVERNMENTAL SERVICES	97.87	0
MULTI-FAMILY	45.05	0
PARKS/INSTITUTIONAL	246.21	0
TIDELANDS	0.49	0
UNDERUTILIZED	668.04	170
UTILITIES/TRANSPORTATION	313.39	0
VACANT LAND	6939.56	1614
<b>RURAL RESIDENTIAL (1 DU/5 AC)</b>	<b>80809.70</b>	<b>8096</b>
CURRENT USE/COMMON AREA	10328.74	0
DEVELOPED	45007.97	0
EXEMPT	2000.25	0
FISHING/MINING	456.61	0
GOVERNMENTAL SERVICES	385.83	0
MULTI-FAMILY	254.48	0
PARKS/INSTITUTIONAL	1775.77	0
TIDELANDS	0.53	0
UNDERUTILIZED	4122.14	795
UTILITIES/TRANSPORTATION	492.90	0
VACANT LAND	15984.48	7301
<b>RURAL WOODED (1 DU/20 AC)</b>	<b>49205.09</b>	<b>299</b>
CURRENT USE/COMMON AREA	32529.07	0
DEVELOPED	1129.68	0
EXEMPT	12165.46	0
FISHING/MINING	54.80	0
GOVERNMENTAL SERVICES	37.50	0
PARKS/INSTITUTIONAL	1320.04	0
UNDERUTILIZED	244.36	17
UTILITIES/TRANSPORTATION	116.80	0
VACANT LAND	1607.38	281
<b>URBAN RESERVE (1 DU/10 AC)</b>	<b>1986.22</b>	<b>259</b>
CURRENT USE/COMMON AREA	250.21	0
DEVELOPED	804.88	0
EXEMPT	72.72	0
FISHING/MINING	40.68	0
GOVERNMENTAL SERVICES	1.36	0
MULTI-FAMILY	3.26	0
PARKS/INSTITUTIONAL	16.89	0
UNDERUTILIZED	38.11	18
UTILITIES/TRANSPORTATION	62.40	0
VACANT LAND	695.72	241
<b>Grand Total</b>	<b>163311.50</b>	<b>10438</b>

Kitsap County  
 Unincorporated Rural Capacity (Residential)  
 January 27, 2014

**INTERNAL DRAFT**

	Sum of ACRES	Sum of NEW UNITS
<b>RURAL PROTECTION</b>	<b>668.04</b>	<b>170</b>
UNDERUTILIZED	668.04	170
<b>RURAL RESIDENTIAL</b>	<b>4122.14</b>	<b>795</b>
UNDERUTILIZED	4122.14	795
<b>RURAL WOODED</b>	<b>244.36</b>	<b>17</b>
UNDERUTILIZED	244.36	17
<b>URBAN RESERVE</b>	<b>38.11</b>	<b>18</b>
UNDERUTILIZED	38.11	18
<b>Grand Total</b>	<b>5072.65</b>	<b>1000</b>

	Sum of ACRES	Sum of NEW UNITS
<b>RURAL PROTECTION</b>	<b>6939.56</b>	<b>1614</b>
VACANT LAND	6939.56	1614
<b>RURAL RESIDENTIAL</b>	<b>15984.48</b>	<b>7301</b>
VACANT LAND	15984.48	7301
<b>RURAL WOODED</b>	<b>1607.38</b>	<b>281</b>
VACANT LAND	1607.38	281
<b>URBAN RESERVE</b>	<b>695.72</b>	<b>241</b>
VACANT LAND	695.72	241
<b>Grand Total</b>	<b>25227.13</b>	<b>9438</b>

Kitsap County  
Unincorporated Rural Capacity (Residential)

INTERNAL DRAFT

<b>ZONE</b>		<b>Sum of ACRES</b>	<b>Sum of NEW UNITS</b>
<b>Rural Residential</b>	<b>(1 DU/5 AC)</b>	<b>20106.62</b>	<b>8096</b>
	Underutilized	4122.14	795
	Vacant	15984.48	7301
<b>Urban Reserve</b>	<b>(1 DU/10 AC)</b>	<b>733.82</b>	<b>259</b>
	Underutilized	38.11	18
	Vacant	695.72	241
<b>Rural Protection</b>	<b>(1 DU/10 AC)</b>	<b>7607.60</b>	<b>1784</b>
	Underutilized	668.04	170
	Vacant	6939.56	1614
<b>Rural Wooded</b>	<b>(1 DU/20 AC)</b>	<b>1851.74</b>	<b>299</b>
	Underutilized	244.36	17
	Vacant	1607.38	281
<b>Forest Resource Lands</b>	<b>(1 DU/40 AC)</b>	<b>0.00</b>	<b>0</b>
	Underutilized	0.00	0
	Vacant	0.00	0

### Manchester LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additional Units	Population
<b>MVLR</b>	<b>513.77</b>	<b>297.82</b>	<b>326</b>	<b>815</b>
DEVELOPED	213.12	0.00	0	0
MULTI-FAMILY	2.83	0.00	0	0
UNDERUTILIZED	186.62	186.62	121	302.5
VACANT LAND	111.20	111.20	205	512.5
<b>MVR</b>	<b>384.85</b>	<b>67.63</b>	<b>164</b>	<b>410</b>
DEVELOPED	309.84	0.00	0	0
MULTI-FAMILY	7.38	0.00	0	0
UNDERUTILIZED	45.33	45.33	69	172.5
VACANT LAND	22.30	22.30	95	237.5
<b>Grand Total</b>	<b>898.62</b>	<b>365.45</b>	<b>490</b>	<b>1225</b>

### Suquamish LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additional Units	Count of Additional Units
<b>SVLR</b>	<b>112.14</b>	<b>28.15</b>	<b>45</b>	<b>112.5</b>
DEVELOPED	83.99	0.00	0	0
UNDERUTILIZED	9.48	9.48	8	20
VACANT LAND	18.67	18.67	37	92.5
<b>SVR</b>	<b>182.95</b>	<b>42.79</b>	<b>261</b>	<b>652.5</b>
DEVELOPED	138.10	0.00	0	0
MULTI-FAMILY	2.06	0.00	0	0
UNDERUTILIZED	16.17	16.17	64	160
VACANT LAND	26.62	26.62	197	492.5
<b>Grand Total</b>	<b>295.09</b>	<b>70.94</b>	<b>306</b>	<b>765</b>

### Port Gamble LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additional Units	Count of Additional Units
<b>RHTR</b>	<b>36.73</b>	<b>24.72</b>	<b>7</b>	<b>18</b>
DEVELOPED	12.01	0.00	0	0
UNDERUTILIZED	20.67	20.67	3	7.5
VACANT LAND	4.05	4.05	4	10
<b>RHTW</b>	<b>34.74</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
DEVELOPED	34.74	0.00	0	0
<b>Grand Total</b>	<b>71.46</b>	<b>24.72</b>	<b>7</b>	<b>18</b>

### Keyport Village LAMIRD

	Sum of Total Acres for Residential Zones	Sum of Acres for Underutilized and Vacant Lands	Count of Additional Units	Count of Additional Units
<b>KVLR</b>	<b>31.74</b>	<b>31.74</b>	<b>16</b>	<b>40</b>
DEVELOPED	18.97	0.00	0	0
UNDERUTILIZED	9.64	9.64	8	20
VACANT LAND	3.13	3.13	8	20
<b>KVR</b>	<b>17.43</b>	<b>17.43</b>	<b>18</b>	<b>45</b>
DEVELOPED	10.99	0.00	0	0
MULTI-FAMILY	1.69	0.00	0	0
UNDERUTILIZED	3.99	3.99	13	32.5
VACANT LAND	0.75	0.75	5	12.5
<b>Grand Total</b>	<b>49.17</b>	<b>49.17</b>	<b>34</b>	<b>85</b>

GEORGE'S CORNER TYPE 1  
LIMITED AREA OF MORE INTENSE RURAL DEVELOPMENT  
Commercial Land Capacity  
December 31, 2012

DRAFT

UNDERUTILIZED LANDS	INDUSTRIAL	BUSINESS CENTER	BUSINESS PARK	NEIGHBORHOOD COMMERCIAL	HIGHWAY TOURIST COMMERCIAL	REGIONAL COMMERCIAL	MIXED USE	URBAN VILLAGE CENTER	GRAND TOTAL
<b>Gross Acres (Developed Parcels only)</b>							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	28.31	0.00	0.00	0.00	0.00	28.31
Multi - Family Dwelling (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Public/Current Use/Utilities (-)	0.00	0.00	0.00	21.34	0.00	0.00	0.00	0.00	21.34
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6.97</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6.97</b>
<b>Remove 100% Platted Lots</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Critical Areas</b>									
Total Redevelopable Acres	0.00	0.00	0.00	6.97	0.00	0.00	0.00	0.00	6.97
Unencumbered Acres	0.00	0.00	0.00	1.61	0.00	0.00	0.00	0.00	1.61
Acres within Critical Areas	0.00	0.00	0.00	1.95	0.00	0.00	0.00	0.00	1.95
Critical Areas reduction 75% (-)	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.49
Acres within Area of Concern	0.00	0.00	0.00	3.40	0.00	0.00	0.00	0.00	3.40
Area of Concern reduction 50% (-)	0.00	0.00	0.00	1.70	0.00	0.00	0.00	0.00	1.70
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.80</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3.80</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	0.00	0.00	0.00	3.04	0.00	0.00	0.00	0.00	3.04
<b>Public Facility (Future)</b>									
20% (-)	0.00	0.00	0.00	2.43	0.00	0.00	0.00	0.00	2.43
<b>Unavailable Lands</b>									
15% (-)	0.00	0.00	0.00	2.07	0.00	0.00	0.00	0.00	2.07
<b>Underutilized Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2.07</b>
<b>VACANT LAND</b>									
<b>Gross Acres (Developed Parcels only)</b>							See Residential Sheet for split	See Residential Sheet for split	
Total Gross Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>23.17</b>
<b>Remove 100% Platted Lots</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Critical Areas</b>									
Total Redevelopable Acres	0.00	0.00	0.00	23.17	0.00	0.00	0.00	0.00	23.17
Unencumbered Acres	0.00	0.00	0.00	9.75	0.00	0.00	0.00	0.00	9.75
Acres within Critical Areas	0.00	0.00	0.00	8.42	0.00	0.00	0.00	0.00	8.42
Critical Areas reduction 75% (-)	0.00	0.00	0.00	2.11	0.00	0.00	0.00	0.00	2.11
Acres within Area of Concern	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	5.00
Area of Concern reduction 50% (-)	0.00	0.00	0.00	2.50	0.00	0.00	0.00	0.00	2.50
<b>Subtotal</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>14.36</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>14.36</b>
<b>Roads/Right-of-Way (Future)</b>									
20% (-)	0.00	0.00	0.00	11.48	0.00	0.00	0.00	0.00	11.48
<b>Public Facility (Future)</b>									
20% (-)	0.00	0.00	0.00	9.19	0.00	0.00	0.00	0.00	9.19
<b>Unavailable Lands</b>									
5% (-)	0.00	0.00	0.00	8.73	0.00	0.00	0.00	0.00	8.73
<b>Vacant Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8.73</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8.73</b>
<b>Total Net Developable Acres</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10.79</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10.79</b>